





# City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 4/2/01 Name of POADP: BROAD WILLOW THREE  
Owners: MILESTONE REAL ESTATE, INC. Consulting Firm: OVERBY OESCAMPS ENG.  
Address/Zip code: P.O. BOX 6862 Address/Zip code: 11815 WARFIELD  
SAN ANTONIO, 78209 SAN ANTONIO, 78216  
Phone: (210) 828-1642 Phone: (210) 828-3520  
Existing zoning: \_\_\_\_\_ Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 12? ☒ Yes ☐ No  
San Antonio City Limits? ☒ Yes ☐ No  
Council District: 8  
Ferguson map grid: 54C F-5

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>54</u>	<u>10.33</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: EDUARDO J. OESCAMPS Signature: [Signature]  
Date: 3/14/01 Phone: 828-3520 Fax: 828-3599

RECEIVED  
01 APR - 2 PM 1:37  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☐ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☐ The POADP lies in the NORTHSIDE I. School District and they have been contacted concerning this development.

RECEIVED  
 01 APR - 2 PM 1:37  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION



- ☒ List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

BRAUN ROAD

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name EDUARDO J. DESCAMPS Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

(Application Revised Nov-8- 2000)

Page 3 of 3

RECEIVED  
01 APR -2 PM 1:37  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



# CITY OF SAN ANTONIO

October 17, 2001

Mr. Ed Descamps, P.E.

Overy - Descamps Engineers  
11815 Warfield,  
San Antonio, TX 78216

Re: Braun Willow Three

POADP # 716

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Braun Willow Three Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 716. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

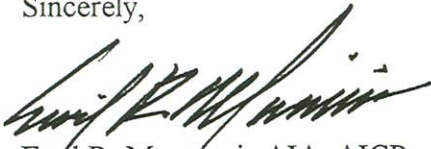
Mr. Descamps  
Page 2  
October 17, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Mongivais".

Emil R. Mongivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date April 6, 2001

POADP NAME:

Braden Willow Trees

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]

Signature

Si Esq Assoc.

Title

9/25/01

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage  
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection  
☐ Major Thoroughfare ☒ Traffic T.I.A.  
☐ Zoning ☐ Bexar County Public Works

01 APR 16 PM 3:12

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

FROM: Michael O. Herrera, Planner II

Date April 6, 2001

POADP NAME:

BROAD WILLOW TRAIL

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: NO TIA REQUIRED FOR 55 SINGLE  
FAMILY LOTS

[Signature]

Signature

[Signature]

Title

4-13-01

Date



## Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: BRAUN WILLOW THREE  
 Location: SOUTH OF BRAUN RD AND 2700 FEET EAST OF FM-160A  
 Applicant: MILESTONE REAL ESTATE, INC.  
 Address: P.O. BOX 6862 SAN ANTONIO, TX. 78209 Phone Number: (210) 825-1662 ☒ Owner or ☐ Agent

Permit Type (check one):

☐ Zoning: N.C.B # \_\_\_\_\_ ☒ POADP # \_\_\_\_\_ ☐ Plat # \_\_\_\_\_ ☐ Bldg Permit # \_\_\_\_\_ ☐ Other: \_\_\_\_\_

### Box A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
<u>SINGLE FAMILY</u>	<u>54</u>	<u>PM, Wkday</u>	<u>1.02</u>	<u>55</u>	ITE Code: other: <u>210</u>

### Box B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				
							ITE Code: other:

\*specify: \_\_\_\_\_

### Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

### Box D (Official Use, Do not write in this box)

☒ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

☐ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

☐ The traffic impact analysis has been waived for the following reason(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed by: [Signature] Date: 4-13-01



# PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Peak Hour	Peak Hour Trip Rate	% Entering % Exiting	ITE Code
Apartments, High Rise	PM (G)	0.40 Per Unit	62/38	222
Apartments, Low Rise	PM (G)	0.62 Per Unit	65/35	221
Automobile Care Center	PM (G)	4.01 Per 1,000 Sq. Ft.	51/49	840
Automobile Parts Sales	PM (G)	6.44 Per 1,000 Sq. Ft.	51/49	843
Automobile Sales (New)	SAT (G)	2.97 Per 1,000 Sq. Ft.	51/49	841
Bank with ATMs and Drive-Through	PM (A)	54.77 Per 1,000 Sq. Ft.	50/50	912
Business Park	AM (G)	1.43 Per 1,000 Sq. Ft.	84/6	770
Car Wash, Self Service	SAT (G)	20.60 Per Wash Stahl	50/50	847
Church	SUN (G)	9.49 Per 1,000 Sq. Ft.	51/49	560
Clinic	PM (G)	1.31 Per Employees	50/50	630
Convenience Store (opens 15-16 hours)	PM (G)	36.22 Per 1,000 Sq. Ft.	49/51	852
Convenience Store (opens 24 hours)	AM (G)	65.39 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM (G)	65.27 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM (G)	13.94 Per 1,000 Sq. Ft.	47/53	565
Discount Store	SAT (G)	7.66 Per 1,000 Sq. Ft.	51/49	815
Drinking Place	PM (G)	15.49 Per 1,000 Sq. Ft.	68/32	836
Golf Course	SAT (G)	0.64 Per Acre	52/48	430
Hospital	SUN (G)	1.75 Per 1,000 Sq. Ft.	33/67	610
Hotel	SAT (G)	0.72 Per Room	56/44	310
Industrial Park	PM (A)	0.92 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	PM (G)	0.68 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM (G)	1.08 Per 1,000 Sq. Ft.	14/86	110
Manufacturing	AM (G)	0.78 Per 1,000 Sq. Ft.	68/32	140
Mobile Home Park	PM (G)	0.58 Per Unit	26/74	240
Motel	PM (G)	0.56 Per Room	54/46	320
Movie Theater With Matinee	SAT (G)	89.81 Per Screen	58/42	444
Office Building, General	AM (G)	1.56 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM (G)	4.36 Per 1,000 Sq. Ft.	40/60	720
Office Building, Single Tenant	AM (G)	1.78 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM (G)	1.74 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM (G)	8.62 Per 1,000 Sq. Ft.	49/51	880
Quick Lubrication Vehicle Shop	PM (A)	5.19 Per Bay	55/45	837
Recreational Community Center	AM (G)	2.68 Per 1,000 Sq. Ft.	53/47	495
Residential Single Family (PUD)	PM (G)	0.72 Per Unit	64/36	270
Residential, Single Family	PM (G)	1.02 Per Unit	64/36	210
Restaurant, Fast-Food (with Drive-Through)	SUN (G)	72.74 Per 1,000 Sq. Ft.	48/52	834
Restaurant, Fast-Food (without Drive-Through)	AM (G)	63.50 Per 1,000 Sq. Ft.	52/48	833
Restaurant, High Turnover	SAT (G)	20.00 Per 1,000 Sq. Ft.	63/37	832
Restaurant, Quality	SAT (G)	10.82 Per 1,000 Sq. Ft.	59/41	831
School, Elementary	AM (G)	0.30 Per Student	58/42	520
School, High	AM (A)	0.46 Per Student	70/30	530
School, Middle/Junior High	AM (A)	0.46 Per Student	57/43	522
Service Station, with Convenience Market (with Car Wash)	PM (G)	13.77 Per Fueling Position	50/50	846
Service Station, with Convenience Market (without Car Wash)	PM (G)	97.14 Per 1,000 Sq. Ft.	50/50	845
Shopping Center	SAT (G)	5.88 Per 1,000 Sq. Ft.	51/49	820
Specialty Retail Center	AM (G)	6.41 Per 1,000 Sq. Ft.	48/52	814
Supermarket	SUN (G)	18.93 Per 1,000 Sq. Ft.	N/A	850
Video Rental	PM (A)	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM (G)	0.61 Per 1,000 Sq. Ft.	8/92	150
Warehousing, Mini	SAT (G)	0.40 Per 1,000 Sq. Ft.	N/A	151

Note: (A) = Peak Hour of the *Adjacent Street*





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date April 6, 2001

POADP NAME:

Braun Willow Trees

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.



I recommend approval



I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: BRAUN ROAD IS ON THE MTP REQUIRED A  
MIN. OF 86' ROW. PROPOSE POADP ADDRESS THOROUGHFARE  
WITH 3' DEDICATION ADDITION TO THE BRAUN RD THOROUGHFARE  
ROW

Signature

Planner  
Title

041201  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date April 6, 2001

POADP NAME: Braden Willow Trees

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval W

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Show current zoning

CHerrandez  
Signature

Planner II  
Title

4-6-01  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date April 6, 2001

POADP NAME:

BROAD WILLOW TREE

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

Coordinate tree preservation

AKed

Signature

City Architect

Title

4/26/01

Date



OVERBY  
DESCAMPS  
ENGINEERS

11815 WARFIELD  
SAN ANTONIO, TEXAS 78216  
TEL: (210)828-3520 FAX: (210)828-3599

## TRANSMITTAL

TO: City of San Antonio Planning Dept.

114 W. Commerce, 4th floor

San Antonio, Texas

ATTN: Mr. Michael Herrera

VIA Courier

DATE: 4/2/01

PROJECT NO.: 0378.00

PROJECT: Braun Willow Three

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> PRINTS    | <input type="checkbox"/> DRAWINGS                           | <input type="checkbox"/> SPECIFICATIONS          |
| <input type="checkbox"/> FIELD NOTES          | <input type="checkbox"/> FOR YOUR INFORMATION               | <input type="checkbox"/> FOR APPROVAL            |
| <input type="checkbox"/> FOR REVIEW & COMMENT | <input type="checkbox"/> SHOP DRAWINGS                      | <input type="checkbox"/> FOR CORRECTION & RETURN |
| <input type="checkbox"/> PER YOUR REQUEST     | <input checked="" type="checkbox"/> FOR APPROVAL (AS NOTED) | <input type="checkbox"/> FOR PRINTING            |

QTY DESCRIPTION

1 ea POADP Application for Braun Willow Three

1 ea 8 1/2" x 11" reduction of POADP

8 ea Folded Copies of the POADP

RECEIVED  
01 APR -2 PM 1:35  
DEPT OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

## REMARKS

If you have any questions, please call me.

Thank You,

## DISTRIBUTION

BY

Eduardo J. Descamps, P.E.





**OVERBY  
DESCAMPS  
ENGINEERS**

11815 WARFIELD  
SAN ANTONIO, TEXAS 78216  
TEL: (210)828-3520 FAX: (210)828-3599

**TRANSMITTAL**

01 APR 26 AM 11:43  
RECEIVED  
CITY OF SAN ANTONIO  
PLANNING DEPARTMENT  
LAND DEVELOPMENT  
DIVISION

To: City of San Antonio Planning Department	Date: April 26, 2001
114 W. Commerce, 4th Floor	Project Number: 0378.00
San Antonio, Texas 78205	Project Name: Braun Willow Two & Three
Attn: Michael O. Herrera	
VIA: Courier	

Enclosed are:

For:

See Description	Per Your Request

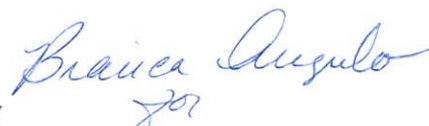
QTY.	Description
1	Blueline of Braun Willow Two Preliminary Overall Area Development Plan - signed and sealed on 3/16/01
1	Blueline of Braun Willow Three Preliminary Overall Area Development Plan - signed and sealed on 3/16/01

Remarks

If you have any questions or need additional information please call.

Thank You,

Distribution

By   
Eduardo J. Descamps, P.E.



# City of San Antonio POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 4/2/01 Name of POADP: BRAUN WILLOW TWO  
Owners: MILESTONE REAL ESTATE, INC. Consulting Firm: OVERBY DEICAMP ENG.  
Address/Zip code: P.O. Box 6862 Address/Zip code: 11815 WARFIELD  
SAN ANTONIO, 78209 SAN ANTONIO 78216  
Phone: (210) 828-1662 Phone: (210) 828-3520  
Existing zoning: \_\_\_\_\_ Proposed zoning: R-1

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
☒ Yes ☐ No

**MILESTONE BRAUN WILLOW, LLC**  
9801 WESTHEIMER RD., SUITE 1000  
HOUSTON, TX 77042

**THE LAREDO NATIONAL BANK**  
LAREDO, TEXAS 78042  
88-31/1149

204

PAY TO THE  
ORDER OF City of San Antonio

3/22/2001

Seven Hundred Sixty-Two and 20/100\*\*\*\*\* \$ \*\*762.20

City of San Antonio  
Division of Treasury  
P.O. Box 2910  
San Antonio, TX. 78299-2910

MILESTONE BRAUN WILLOW, LLC

DOLLARS  
Security features  
included.  
Details on back.

MEMO POADP Application BW 2 & 3 Job #0378.00

⑈000204⑈ ⑆114900313⑆

⑈0639365⑈

Contact Person and authorized representative:

Print Name: EDUARDO J. DEICAMP Signature: [Signature]

Date: 3/14/01 Phone: 828-3520 Fax: 828-3599